

10 Kinmont Avenue, Port Lincoln, SA 5606

House For Sale

Tuesday, 17 October 2023



10 Kinmont Avenue, Port Lincoln, SA 5606

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Type: House



Wayne Wells
0429141166

\$350,000 to \$385,000

Searching for a residential property in Port Lincoln for your Family Home or Investment Portfolio that offers Standout Value for Money ? Look here at 10 Kinmont Ave, Port Lincoln. An Established Home, with 4 Bedroom possibilities, Elevated Corner Allotment with Dual Access, a Great Position with Bay Views for Yourselves or Tenants enjoyment and with a Current Rental Return on Investment that is just Listed For Sale at a most realistic asking price range under the \$400k. Including a new colourbond roof, a lot of the work has been done here for your immediate enjoyment and secure investment return. The approx. 784m2 corner allotment with two road frontages allows for further improvements or development (STCC) as there is plenty of space for perhaps more buildings, second shed, further garden establishment or play area for children and or pets in the currently fully fenced rear yard. The low maintenance, landscaped front garden and lawn area makes for a pleasant street appeal and a wonderful place to enjoy the Bay View, also seen from the kitchen and dining area. The home comprises of an open plan kitchen, dining and living room, central passage, three double bedrooms, a second living room, sun room or potential 4th bedroom which is adjacent to one of the current bedrooms. The modern laundry and bathroom with separate bath, vanity and shower and adjacent separate toilet is all located to the southern end of home. Fantastic, polished pine floor boards feature throughout the home and the reverse cycle, split system air conditioner keeps the home temperature controlled as desired. An older style, single shed and carport can house a couple of vehicles off from Kinmont Avenue, which is also handy to the medical, school and newer shopping precinct services. We expect keen interest in 10 Kinmont Avenue, as properties with these valuable features and benefits, within this asking price range offer plenty of potential and have been secured by the savvy purchasers very quickly.